



LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION:

LOTS 9, 10, 11, 12, 13 AND 14, BLOCK 6 OF
"BELLEVUE BISCAYNE" ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 17 AT PAGE 29
OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

NOTES

- 1) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 2) UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS NOT LOCATED OR SHOWN.
- 3) BEARINGS/ANGLES SHOWN HEREON REFER TO THE ABOVE MENTIONED PLAT OR LEGAL DESCRIPTION.
- 4) ROOF OVERHANG NOT LOCATED UNLESS OTHERWISE SHOWN.
- 5) LANDS SHOWN HEREON CONTAINING 16,366 SQUARE FEET, (0.376 ACRES), MORE OR LESS.
- 6) THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.
- 7) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION, CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 8) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO:
US CENTURY BANK
LIBERTY STATION, INC.
RASCO, REININGER PEREZ AND EZQUENAZI, LLC
PINNACLE PROPERTY TITLE COMPANY
- 9) THIS SITE LIES IN SECTION 30 AND 31, TOWNSHIP 52 SOUTH, RANGE 42 EAST, DADE COUNTY, FLORIDA.
- 10) ALL BEARINGS/ANGLES AND DISTANCES SHOWN HEREON ARE BOTH MEASURED ON THE GROUND AND RECORD (AS PER PLAT) UNLESS OTHERWISE SHOWN.
- 11) 1.00' DENOTES EXISTING GRADE ELEVATION.

NOTICE

LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD. THEREFORE, ONLY THOSE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THE REFERENCED PLAT ARE SHOWN.



**1840 NORTH PINE ISLAND ROAD
PLANTATION, FLORIDA 33322**
PHONE (954) 473-8010 FAX (954) 473-8020
CERTIFICATE OF AUTHORIZATION LB-7086
E-MAIL: KERILANDSURVEYING@YAHOO.COM

LIBERTY STATION, INC.
11933 WEST DIXIE HIGHWAY
MIAMI, FLORIDA

BOUNDARY SURVEY

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 618.17, F.S., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

JAY KERI
PROFESSIONAL SURVEYOR AND MAPPER NO. 5721
STATE OF FLORIDA

FLOOD INFORMATION

FLOOD ZONE: AE BASE FLOOD ELEV.: 7.0 FEET
COMMUNITY PANEL #120635 0093 J
BUILDING DIAGRAM NO. 11 MAP DATE: 03-02-94
LOWEST FLOOR ELEVATION: AS SHOWN
GARAGE ELEV.: N/A SITE ELEV.: AS SHOWN

CLIENT: LIBERTY STATION, INC.
PROJECT NO.: 09340
SURVEY DATE: APRIL 20, 2006
11933 WEST DIXIE HIGHWAY
MIAMI, FLORIDA
SCALE: 1"=20'
FILE: LIBERTY STATION, INC.

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